

State of South Carolina,  
County of Greenville.

This Agreement made this 9th, day of January A.D. 1920 between Julius H. Heyward, Executor of the one part, and C. Zaglin of the other part, Witnesseth:  
That the said Heyward, Exor., Lessor, has leased, and does hereby lease to the said C. Zaglin, lessee, the premises known as Number 1002 W. Washington Street, in the City of Greenville, County of Greenville, State aforesaid, for the term of three years, beginning on the 1st, day of February A.D. 1920, and ending on the 1st, day of February A.D. 1923.

And the said lessee hereby agrees for himself and heirs to pay for the use of said premises, for said term, the sum of eighteen hundred dollars as follows, to-wit:  
Fifty & 00/100 dollars on the - - - day of January, A.D. 1920, and Fifty dollars on the --- day of each succeeding month thereafter, until the said sum of \$1800.00 dollars shall have been fully paid;

and should any one of said monthly payments or any part thereof, be due and unpaid for the space of five days, then and in such case the whole unpaid balance of the said \$1800.00 dollars shall forthwith become due, and the lessor, his successors, heirs or assigns shall have the right to forthwith collect the same with costs and expenses, by any means provided by law for the collection of rents in arrear, and any personal property found upon said premises shall be, and is hereby made liable for said rent, this agreement being hereby made and constituted a lien upon such property, prior to all other liens except taxes or assessments for public purposes.

And the said Lessee further hereby agrees to replace at his own expense, all glass broken on said premises, and to keep the buildings and all parts thereof in good repair, and should the said lessee fail, at any time to make said repairs when required by the lessor, his successors heirs or assigns, so to do, then and in such case, the said lessor his successors, heirs or assigns shall have and is hereby given the right to enter upon said premises and have said repairs, and any expense incurred in so doing shall be added to the above stated rent, and shall be collectible as rent, as soon as so incurred.

And the said lessee further agrees hereby to make no alterations in, nor additions to, any of the buildings on said premises, without the previous written consent of the lessor, his successors heirs or assigns; not to sub-rent said premises, or any part thereof without the previous written consent of the lessor, his successors heirs or assigns, and to deliver up possession of said premises at the expiration of this lease, to the lessor, his successors, heirs or assigns, in good repair and condition, and without delay.

And it is further agreed that this lease shall not be assigned by the lessee, to an person or persons whomsoever without the previous written consent of the lessor, his successors, heirs or assigns;

that the lessee shall not sell his stock of goods in bulk, without the previous written consent of the lessor, his successors, heirs or assigns; and should the said lessee attempt to assign this lease to any one, or attempt to sell said stock, in bulk, without the previous consent of the lessor, his successors, heirs or assigns; or should the said lessee fail or refuse at any time to comply with any of the terms of this lease as above set forth, then and in either of such cases, the lessor, his successors, heirs or assigns shall have the right at his or their option, to declare this lease forfeited, and to forthwith collect any balance of said \$1800.00 dollars rent, then remaining unpaid.

Witness the hands and seals of the said parties the day and year above written.

In the presence of:  
W.B. Wilson,  
L.K. Clyde.

Julius H. Heyward, (Seal)  
Exor.  
C. Zaglin, (Seal)

The State of South Carolina,  
Greenville County.

Personally appeared before me W.B. Wilson and made oath that he saw the within named Julius H. Heyward, Exor and C. Zaglin sign, seal and as their act and deed deliver the within written instrument and that he, with L.K. Clyde witnessed the execution thereof.

Sworn to before me this 9th,  
day of January A.D. 1920.  
James R. Bates (L.S.)  
Notary Public, S.C.

W.B. Wilson

Recorded January 9th, 1920.

State of South Carolina,  
County of Greenville.

Know all men by these presents that I, Lenhardt Turner of Greenville, South Carolina, for and in consideration of Ten dollars and other valuable considerations, to me paid by J.D. Harris of Greenville County, South Carolina, the receipt whereof is hereby acknowledged, have granted, sold, and released, and by these presents do grant, bargain, sell and release unto the said J.D. Harris,

for the purposes herein more specifically expressed, all the property both real and personal, of which I am now seized and possessed, situated in Greenville and Anderson Counties, South Carolina, Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the said property before mentioned unto the said J.D. Harris his heirs and assigns forever in trust, nevertheless, to lease the same and to take, collect and receive the rents, issues and profits thereof and out of the same to keep said premises in good order and repair, pay all taxes and assessments and charges that may be imposed thereon.

In trust to pay the residue of such interest, rents or income to me the said Lenhardt Turner, for his sole and separate use to the intent and purpose that he may enjoy and have the same free from the interference or liabilities of any creditors of the said Lenhardt Turner, until he shall have attained the age of thirty years.

In trust to convey the said premises if in his judgment it is to the best interest of the said Lenhardt Turner, and reinvest the proceeds in such manner as the said J.D. Harris shall think best and proper.

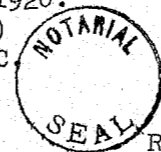
And the said Lenhardt Turner hereby declares that upon his arrival of thirty years, the said trust shall cease and determine. And the said property shall revert to the said Lenhardt Turner, the grantor herein and to his heirs and assigns forever.

And the said J.D. Harris hereby signifies his acceptance of this trust and does hereby covenant and agree to and with said Lenhardt Turner faithfully to discharge and execute the same according to the true intent and meaning of these presents.

In witness whereof, the said Lenhardt Turner and J.D. Harris have hereunto set their hands this 27th, day of January in the year of our Lord, One thousand nine hundred and twenty.

Signed, sealed and delivered  
in the presence of: (Stamp \$1.00) Lenhardt Turner, (Seal)  
Ollie Southern, J.D. Harris, (Seal)  
Dixie H. Rector.

State of South Carolina,  
County of Greenville.  
Personally appeared before me Dixie H. Rector who being duly sworn says that she saw the within named Lenhardt Turner and J.D. Harris, sign, seal and as their act and deed, deliver the within written deed, and that she with Ollie Southern witnessed the execution thereof.  
Sworn to before me this 29th,  
day of January A.D. 1920.  
James R. Bates (Seal)  
notary Public for S.C.



Recorded January 29th, 1920.